

### **Final EIR Introduction**

This section has been changed subsequent to public review of the February 2005 Draft EIR and the April 2008 Revised Draft EIR as follows:

1. The water storage tank size has been changed from the originally proposed 260,000-gallon water tank to the currently proposed 650,000-gallon tank (expandable to 800,000-gallons) as a result of comments received from the Ramona Municipal Water District (RMWD) on the RDEIR (April 2008) and the subsequent Water System Evaluation (RMWD, July 7, 2009). The analysis of growth-inducing impacts has been revised accordingly.
2. Water infrastructure improvements have been updated as a result of comments received from the Ramona Municipal Water District (RMWD) on the RDEIR (April 2008) and the subsequent Water System Evaluation (RMWD, July 7, 2009).

## **5.0 LONG-TERM ENVIRONMENTAL EFFECTS**

### **5.1 Growth Inducing Impacts**

CEQA Guidelines §15126.2(d) states in part, “Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” This guideline also states, “It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.” Finally, this guideline also requires an EIR to “discuss the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The proposed project would increase the capacity of an existing camp at the project site. However, this project is unlikely to cause any economic or population growth in the area. Currently, there are ~~55~~ 50 camp staff. The staffing level for any typical day is anticipated to remain 50. ~~The project would result in an incremental increase in staff.~~ The Salvation Army is a nonprofit organization, and camp staff are not highly paid. The wages paid to the increased number of camp staff will not be economically significant. Most of the camp staff do not live in Ramona. The camp provides short-term recreational and educational opportunities primarily to County residents, and camping would occur primarily in summer. Therefore, there is no reason to expect that the project would foster economic or population growth or the construction of additional housing in this area, or in any area.

The project would require extension of the existing on-site electrical service. Water services and fire flow requirements would be met by the Ramona Water District and the proposed ~~260,000-gallon~~ 650,000-gallon water tank (expandable to 800,000 gallons) ~~water tank~~ on-site. A small portion of the site (10.8 acres) proposed for development would be annexed to the Ramona Municipal Water District (RMWD) under the proposed project. The annexation would occur to improve existing fire-fighting capabilities and private potable water use at the proposed Education Camp component of the project. The annexation would occur within the northcentral portion of the property and would not result in growth inducement as all areas immediately surrounding the parcel are owned by the Salvation Army and no water lines (private or public) would extend past this parcel. The project includes the replacement of a private existing six-inch

water line located within the project site boundaries, with a ten-inch public water line, that will connects to the existing six-inch line in Mussey Grade Road. ~~This~~ A new ten-inch water distribution line would be installed on-site line is sized to serve only the Salvation Army project and would not extend off-site. The project will not involve any construction or improvements to the water system located off-site. Based on the RMWD Water System Evaluation (RMWD, 2009), a new ten-inch water distribution main would have to be installed in Mussey Grade Road from Dos Picos Park Road to approximately Ronan Drive, to serve buildout of the Mussey Grade Road area. The County's proposed General Plan Update land use designations in the surrounding area include Rural Lands (RL-40, 1 dwelling unit per 40 acres), Semi Rural Residential (SR-2, 1 dwelling unit per 2 acres), and Open Space. Based on these proposed land use designations, build-out of the Salvation Army Storage zone (which includes the project site and surrounding areas), would require 0.8 million gallons of water storage. Currently, the existing customers in this zone require approximately 0.53 million gallons of storage which is currently provided by the Mt. Woodson storage tank located outside this zone. Because no storage currently exists within the zone, the project is required to construct a 650,000-gallon water tank (expandable to 800,000 gallons) to correct existing deficiencies. The tank would be expandable by RMWD to 800,000 gallons to serve future development if such development is proposed. The currently proposed 650,000-gallon water tank would only serve the proposed camp expansion and correct existing storage deficiencies in the Mussey Grade Road water storage area. Sewer services would be provided with standard underground septic systems on site. These water and septic systems, as well as other on site infrastructure, would be improved as part of the project to provide adequate services for the expanded facilities only.

Sewer service for the proposed project would be provided with standard on-site underground septic systems. The water and septic systems for the proposed project would serve only the project and would not allow for the construction of additional housing in the service area. Furthermore, in order to serve any additional future development in the Mussey Grade Road service area, the tank would need to be expanded by the RMWD to its ultimate 800,000-gallon capacity.

~~With the~~ The addition of electrical services, a the water tank, on site water system improvements, and standard septic systems to exclusively serve only the proposed project, would not induce growth-inducing impacts would not occur in the project area. New housing and commercial development would not have access to the expanded project facilities, nor would the facilities be adequate to serve any new off-site developments. Additionally, the proposed project would not require extensions of any utilities such as water, sewer, or new road systems into previously unserved areas and would be consistent with the development intensity allowed by the County General Plan. The proposed project would not encourage or facilitate other activities that could significantly affect the environment, individually or cumulatively. Therefore, the project would not induce growth and impacts would be less than significant.

## 5.2 Significant Irreversible Environmental Changes Resultant from Project Implementation

CEQA §21100 and CEQA Guidelines §15126.2(c) require that an EIR analyze the extent to which the proposed project's primary and secondary effects would impact the environment and commit non-renewable resources to uses that future generations will be unable to reverse.

Development allowed within the project site would result in an irreversible commitment of building materials including wood, metal, sand, gravel, concrete, asphalt, water, and aggregate materials. Development resulting from the proposed project will additionally result in the consumption of non-renewable energy resources throughout the life of the project. These incremental commitments of non-renewable resources are neither unusual nor unexpected. The proposed project would also result in the transformation of primarily undeveloped property to include an expanded camp/retreat which would essentially result in a long-term commitment of land. However, the project is consistent with the General Plan and would not alter the existing development pattern within the project vicinity. For these reasons, implementation of the proposed project would not result in a significant irretrievable commitment of resources.

## 5.3 Unavoidable Significant Environmental Impacts

CEQA Guidelines §15126.2(b) requires that an EIR describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Please refer to Chapter 2 for detailed analyses of project impacts, proposed mitigation measures, and the level of significance after mitigation is implemented. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

As described in detail in Chapters 2.0 and 4.0, the Applicant's Preferred Project, ~~(proposed project)~~ as designed and with implementation of recommended mitigation, would result in significant direct impacts to Biological Resources and conflict with the MSCP/BMO, RPO and General Plan Conservation Element (Policy 9). These impacts would remain significant subsequent to implementation of mitigation measures. However, these impacts would be alleviated with approval of either of two reduced project alternatives discussed in detail in Chapter 4.0. The Reduced Project Alternative I will be presented to the decision makers for consideration. Therefore, additional discussion of the ~~proposed project~~ Applicant's Preferred Project ~~design implications~~ or the reasons why the project is being proposed is not necessary (CEQA Guidelines §15126.2[b]).

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